

APPENDIX A

**NOTICE OF PREPARATION (NOP) AND
PUBLIC COMMENT LETTERS**

SEP 01 2004

FILE

Berkeley

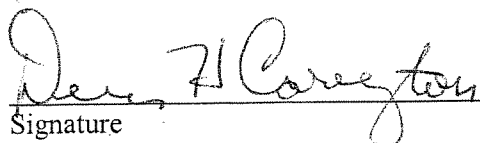
**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR THE
NORTH MAIN STREET DEVELOPMENT PROJECTS**

Project Applicant: City of Milpitas

As the Lead Agency, the City of Milpitas will prepare an Environmental Impact Report (EIR) for the North Main Street Development Projects (proposed Project) and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. The EIR may be used by your agency when considering approvals for this project. A brief description of the proposed Project, its site area, and a summary of the potential environmental effects are attached.

According to the California Environmental Quality Act (CEQA), the deadline for your response is 30 days after receipt of this notice. However, an earlier response, if possible, would be appreciated. Please identify a contact person, and send your response to:

City of Milpitas
Planning Division
Attention: Dennis Carrington
Milpitas City Hall
455 East Calaveras Boulevard
Milpitas, CA 95035
(408) 586-3279


Signature

Date: 8/27/04

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT
FOR THE
NORTH MAIN STREET DEVELOPMENT PROJECTS**

**Milpitas, California
August 2004**

A. INTRODUCTION

The City of Milpitas is considering a number of projects in the North Main Street area, including:

- The new community library;
- The Mid-Peninsula Housing Coalition Senior Housing Project;
- The Santa Clara Valley Health Center; and
- A Variety of parking, streetscape, and circulation improvements.

As the Lead Agency, the City of Milpitas has decided to prepare one Environmental Impact Report (EIR) that evaluates each of these projects. The purpose of an EIR is to inform decision-makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; examine methods of reducing adverse environmental impacts; and consider alternatives to the project.

The North Main Street Development Projects ("NMSD Projects" or "the Project") EIR will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended, and the *CEQA Guidelines*. In accordance with CEQA requirements, the NMSD Projects EIR will include the following:

- Summary of the proposed Project and its potential environmental effects;
- Description of the proposed Project;
- Description of the existing environmental setting, potential environmental impacts, and mitigation measures;
- Cumulative impacts;
- Alternatives to the proposed Project; and
- CEQA-required assessment conclusions, including: 1) the growth-inducing impacts of the proposed project; 2) any significant environmental effects which cannot be avoided if the project is implemented; 3) any significant irreversible and irretrievable commitments of resources; and 4) effects found not to be significant.

B. PROJECT LOCATION

The Project area is located in the Midtown area of the City of Milpitas as shown in Figure I. The project area boundaries include Carlo Street, North Abel Street, Weller Lane, and the Union Pacific Rail yard. The project area is bisected by North Main Street.

The Milpitas General Plan and the Milpitas Midtown Specific Plan designates the project area as Mixed Use with a Transit Oriented Development Overlay.

C. DESCRIPTION OF THE PROJECTS

There are several components of the NMSD Projects that will be analyzed in the EIR and are described below:

1. City of Milpitas Community Library Project

The construction of a new library facility would occur at the southeast corner of North Main Street and Weller Lane. The library would front on North Main Street, would have approximately 60,000 square feet of floor space. Approximately 13,000 square feet of the proposed library facility would consist of the existing Milpitas Grammar School building. The new additions to the Grammar School building would be two stories tall and provide approximately 47,000 square feet of space. The other nearby existing buildings located adjacent to North Main Street and Winsor Street would be demolished to accommodate the library expansion and adjacent parking. Parking for the library would be provided in the parking structure(s) proposed in the NMSD Project area (see description below).

The Milpitas Grammar School, built in 1916, is a neo-classical building and is currently vacant. The City proposes to rehabilitate the building in accordance with the applicable standards for the rehabilitation of historic buildings.

2. Mid-Peninsula Housing Coalition Senior Housing Project

Mid-Peninsula Housing Coalition plans to develop up to 180 units of senior housing near the southwest corner of North Main Street and Weller Lane. The project site includes the parcel currently occupied by the DeVries home and may also include additional parcels (or portions thereof). The project would front on North Main Street. Surface parking would be provided on-site. Additional parking would be provided nearby as described below. As part of the project, the DeVries home may be preserved, moved to another site, or demolished.

3. Santa Clara County Valley Health Center (VHC) at Milpitas

The Santa Clara County Valley Health Center project (VHC) would be located northwest of the North Main Street/Calaveras Boulevard (Highway 237) Off Ramp, immediately south of the proposed senior housing complex. This project would front on North Main Street.

The VHC would be a 3-story clinic with approximately 60,000 square feet of floor area. Structured parking would be provided for this use within the NMSD Projects area.

It is estimated that at capacity, patient visits would total approximately 100,000 per year with a staffing capacity of 110 employees. The primary care medical services that would be provided at the facility include: adult medicine; pediatrics; obstetrics and gynecology; dentistry; immunization; women's, infant's, and children's supplemental nutrition program (referred to as WIC); clinical lab; diagnostic imaging; pharmacy; medical records and clinic administration. A large meeting room

would be included to enable health-related educational programs and classes to be offered to the community at large.

4. Parking, Streetscape and Circulation Improvements

The following outlines the parking, streetscape and circulation improvements that the City is considering for the NMSD Projects area:

- a. Parking Improvements.** A combination of surface and structured parking would be provided throughout the project area. Surface parking areas are proposed as part of the senior housing units and the City anticipates that approximately 600 parking spaces would be accommodated in one or two parking structures. The City is considering additional uses, such as retail community space and energy conservation and production facilities, within the structured parking facilities.
- b. Streetscape Improvements.** The City is considering constructing some streetscape improvements within the North Main Street right-of-way between Weller Lane and the Calaveras Boulevard overpass. The improvements may include a planted median; passenger and book drop-off lane for the library; street furniture; lighting; on-street parking; sidewalks; and street trees.
- c. Circulation Improvements.** The City is contemplating some changes to the circulation pattern in the Project area which will be evaluated in the EIR. These circulation improvements include: the possible closure of the Calaveras Boulevard on- and off-ramps; and the abandonment of part of Windsor Avenue and the portion of Weller Lane east of Main Street.
- d. Energy Conservation and Production Facilities.** The energy conservation and production facilities will include several components intended to conserve energy, reduce operating expenses, and increase reliability, security and efficiency. These components would include centralized facilities that may be housed in their own structure or within one or more of the new buildings.

D. POTENTIAL ENVIRONMENTAL EFFECTS OF THE PROJECT

The NMSD Projects EIR will identify the significant environmental effects anticipated to result from the implementation of the proposed project. Specific environmental topics that will be evaluated include:

- Land Use and Planning Policy
- Population and Housing
- Transportation, Circulation and Parking
- Air Quality
- Noise
- Hydrology and Water Quality
- Hazardous Materials and Public Health and Safety
- Cultural and Paleontological Resources
- Aesthetic Resources

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
AND SCOPING SESSION
FOR THE
NORTH MAIN STREET DEVELOPMENT PROJECTS**

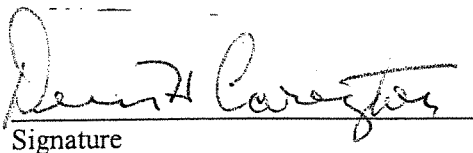
Project Applicant: City of Milpitas

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The City will hold a Scoping Session on Friday, July 16, 2004 at 1 pm at Milpitas City Hall, Committee Meeting Room, 455 East Calaveras Boulevard, Milpitas, CA 95035.

According to the California Environmental Quality Act (CEQA), the deadline for your response is 30 days after receipt of this notice. However, an earlier response, if possible, would be appreciated. Please identify a contact person, and send your response to:

City of Milpitas
Planning Division
Attention: Dennis Carrington
Milpitas City Hall
455 East Calaveras Boulevard
Milpitas, CA 95035
(408) 586-3279


Signature

Date: July 8, 2004

**NOTICE OF PREPARATION OF AN
ENVIRONMENTAL IMPACT REPORT
FOR THE
NORTH MAIN STREET DEVELOPMENT PROJECTS**

**Milpitas, California
July 2004**

A. INTRODUCTION

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4. Parking, Streetscape and Circulation Improvements

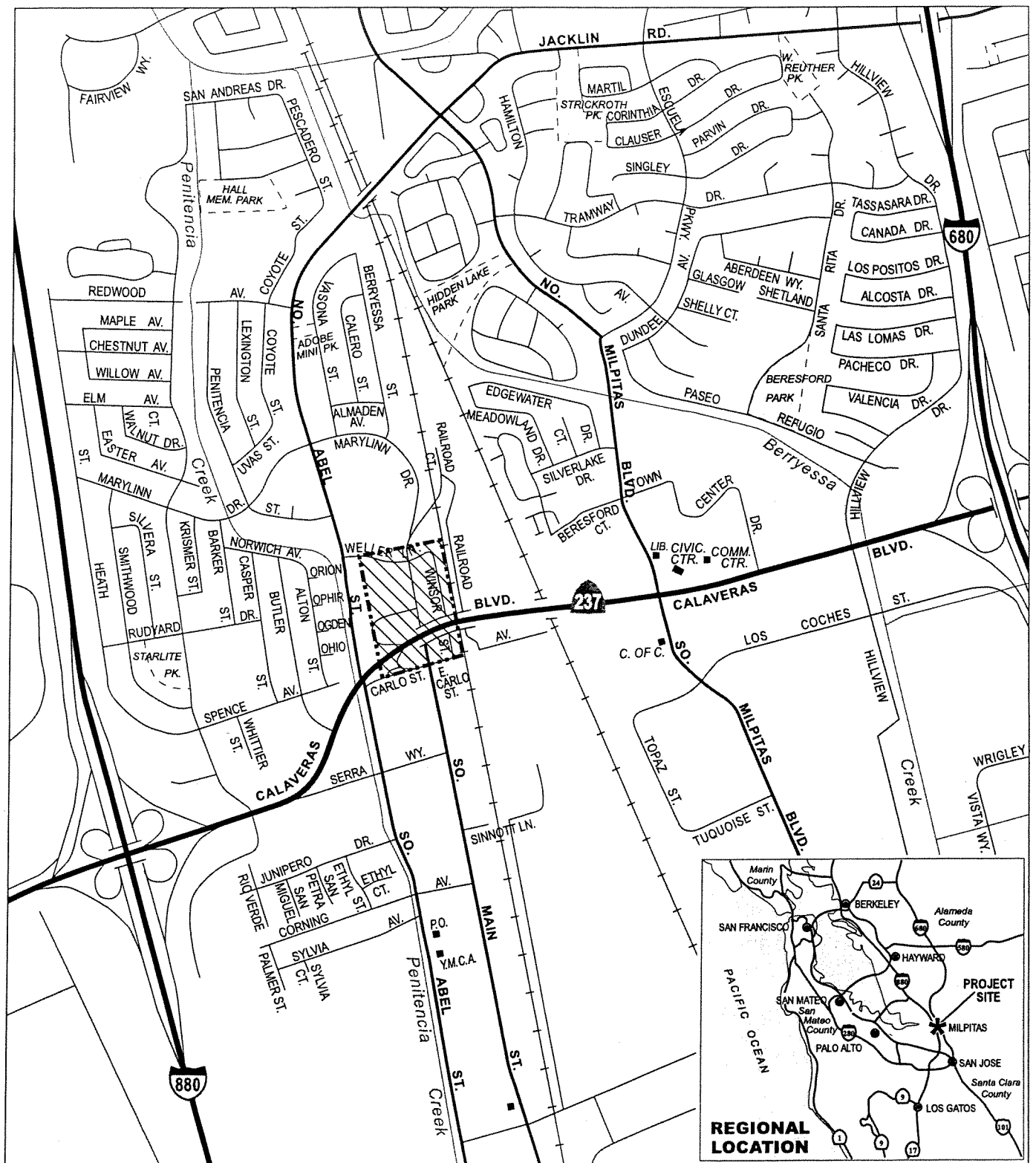
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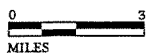


LSA

FIGURE 1



PROJECTS AREA



SOURCE: LSA ASSOCIATES, INC., 2002.

I:\MLP430 milpitas\figures\Fig_1.ai (07/08/04)

North Main Street Projects
Area Map

DEPARTMENT OF TRANSPORTATION

P. O. BOX 23660
OAKLAND, CA 94623-0660
(510) 286-4444
(510) 286-4454 TDD



*Flex your power!
Be energy efficient!*

August 3, 2004

SCL-237-T9.98
SCL237150

Mr. Dennis Carrington
City of Milpitas
455 East Calaveras Boulevard
Milpitas, CA 95035

Dear Mr. Carrington:

North Main Street Development Projects - Notice of Preparation (NOP)

Thank you for including the California Department of Transportation in the environmental review process for the proposed project. We have reviewed the NOP and have the following comments to offer.

Our primary concern with the project is the potentially significant impact it may have to traffic volume and congestion. In order to address our concerns regarding the proposed development, we recommend a traffic impact analysis be prepared. The traffic impact analysis should include, but not be limited to the following:

1. Information on the project's traffic impacts in terms of trip generation, distribution, and assignment. The assumptions and methodologies used in compiling this information should be addressed.
2. Current Average Daily Traffic (ADT), AM, and PM peak hour volumes on all significantly affected streets, highway segments, intersections and ramps.
3. Schematic illustration of the traffic conditions for: 1) existing, 2) existing plus master plan, and 3) cumulative for the intersections in the master plan area.
4. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect the State Highway facilities being evaluated.
5. Mitigation measures should consider highway and non-highway improvements and services. Special attention should be given to the development of alternate

Mr. Dennis Carrington
August 3, 2004
Page 2

solutions to circulation problems that do not rely on increased highway construction.

6. All mitigation measures proposed should be fully discussed, including financing, scheduling, implementation responsibilities, and lead agency monitoring.

We recommend you utilize Caltrans' *"Guide for the Preparation of Traffic Impact Studies"* which can be accessed from the following webpage:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

Please be advised that any work or traffic control within the State right-of-way (ROW) will require an encroachment permit from the Department. To apply for an encroachment permit, submit a completed encroachment permit application, environmental documentation, and five (5) sets of plans (in metric units) which clearly indicate State ROW to the following address:

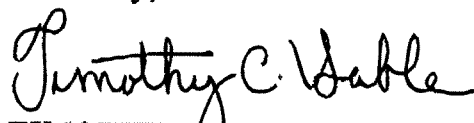
Mr. Sean Nozzari, District Office Chief
Office of Permits
California Department of Transportation, District 04
P. O. Box 23660
Oakland, Ca 94623-0660

An encroachment permit application and instructions can be located at the following web address:

<http://www.dot.ca.gov/hq/traffops/developserv/permits/applications/index.html>

Should you require further information or have any questions regarding this letter, please call José L. Olveda of my staff at (510) 286-5535.

Sincerely,



TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA



August 12, 2004

City of Milpitas
Planning Division
455 E. Calaveras Blvd.
Milpitas, CA 95035

Attention: Dennis Carrington

Subject: North Main Street Development Projects

Dear Mr. Carrington:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the NOP for the Draft EIR to construct a new library, 180-unit senior housing project, 60,000-square foot Valley Health Center clinic, and various parking, circulation, and streetscape improvements along Main Street in the Midtown area of Milpitas. We have the following comments.

Bus Service

VTA operates bus service on North Main Street and Weller Lane and maintains several bus stops adjacent to the proposed project. We recommend that the City and VTA staff should discuss bus stops (locations, amenities) all along the Main Street Corridor because there a number of development plans along this corridor.

Bicycle Parking

Based on the VTA Bicycle Technical Guidelines, it is recommended that 41 Class II parking spaces (i.e. racks) be provided for the library, as well as 1 Class I bike parking space (i.e. locker or secured storage) per 30 library employees. Six Class I and six Class II bike parking spaces should be provided for the senior housing project. Also, 4 Class I and 5 Class II bike parking spaces should be provided for the Health Center. Class II bike parking spaces should be installed within 50 feet of the main public entrances. The Bicycle Technical Guidelines may be downloaded from www.vta.org/news/vtacmp/Bikes (Adobe Reader is required).

Transportation Impact Analysis Report

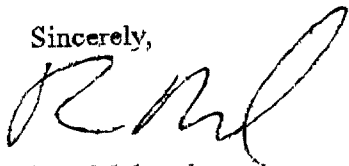
VTA's Congestion Management Program (CMP) requires a Transportation Impact Analysis for any project that is expected to generate 100 or more new peak-hour trips. Based on the information provided on the size of the project, a TIA may be required.

City of Milpitas
August 12, 2004
Page 2

VTA's *Transportation Impact Analysis Guidelines* should be used when preparing the TIA. These guidelines include the analysis of bicycle facilities, parking, site circulation and pedestrian access, as well as roadways. For more information on the TIA guidelines, please call Samantha Swan of the CMP at (408) 321-5725.

Thank you for the opportunity to review this project. If you have any questions, please call me at (408) 321-5784.

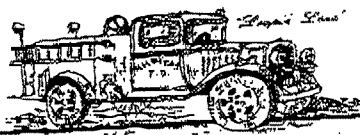
Sincerely,

A handwritten signature in black ink, appearing to read 'RM', is written over the word 'Sincerely,'.

Roy Molseed
Senior Environmental Planner

RM:kh

cc: Samantha Swan, VTA



José Higuera Adobe

Milpitas Historical Society
P.O. Box 360975
Milpitas, CA 95036-0975

263-5468

August 4, 2004

To: JAMES LINDSAY Acting Planning Manager
City of Milpitas
455 E. Calaveras bilvd.
Milpitas, Ca 95035

From: THE MILPITAS HISTORICAL SOCIETY Regarding Emergency Meeting of 8-3-2004

Subject: #1 Preservation of the Winsor Blacksmith shop located at 116 North Main Street.

On behalf of the Milpitas Historical Society, We would like it to be known that there is significant concern about plans for the historic Winsor Blacksmith shop located at 116 North Main Street.

With regards to future plans for construction of the new library to be built around the the Old Grammar School, we need to be sure this historic building(the Winsor blacksmith shop) is not planned for demolition.

#1 We agree that the building should be maintained (saved).

#2 Ideally, the Blacksmith shop has already been considered a valuable part of the library "wing."

#3 If demolition is planned, we demand to have it carefully dismantled saving the structure and heritage. (In particular are the branding impressions printed into the wood on the south side of the building.)

#4 We demand to be involved with the process. We are proud of the Milpitas heritage and demand to be kept informed of any discussions regarding the Milpitas heritage.

When phone call messages are not returned anxiety prevails.

The preservation of the historic Dr. Smith house is another yet related concern.

Sincerely

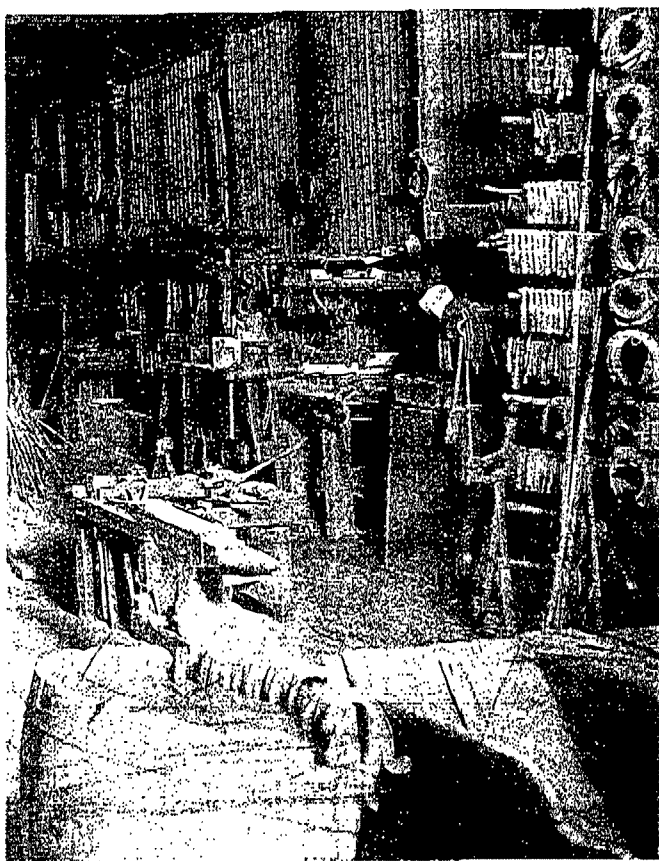
ROBERT BURRILL Acting President of the Milpitas Historical Society.

cc Mayor Jose Esteves ,Patrica Dixon, Robert Livingood, Althea Polasnski, Armando Gomez

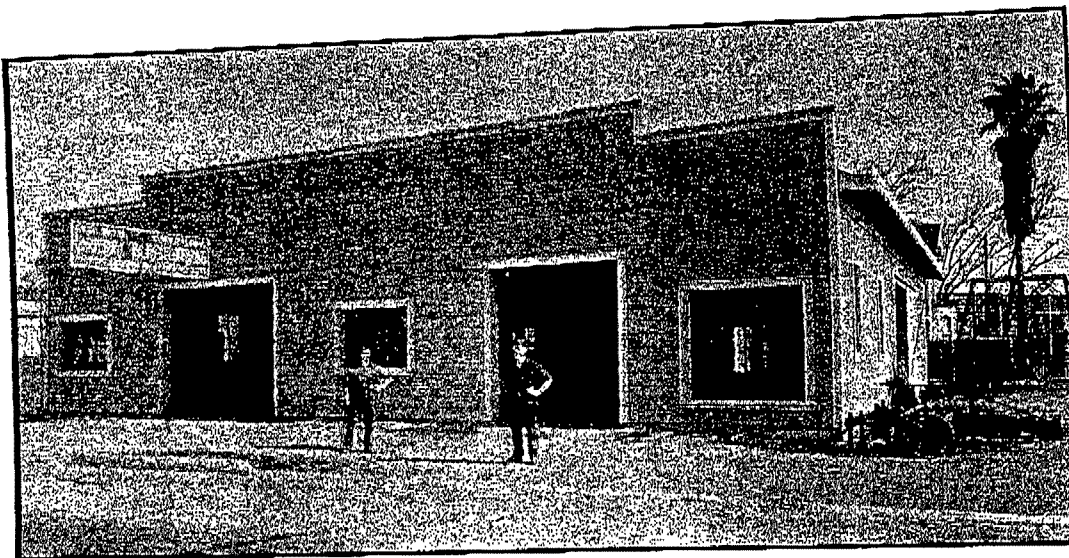
JOHN WINSOR HAS A ROMANTIC TALE. Ill and believed dying, John Winsor was left beside the trail in the Utah Territory in the summer of 1852. Nursed back to health by Native Americans, Winsor spent the winter trapping and trading before joining another wagon train heading to California. On the American river, John met a man that had just arrived from his home town in Iowa who told him his wife had remarried. The bearer of this news was the former Mrs. Winsor's new husband. Winsor gave up mining in 1856 and, after working on a farm in San Joaquin Valley, came to Mission San José where he met and married (1858) an Irish lady named Catherine Costello. Three of their four children were born in the Smith Creek area where they homesteaded. The last born was Edward Francis Winsor in 1863. He founded the Winsor Blacksmith shop and farm implement company operated by his sons, Thomas and George, until the mid 1960s. Other blacksmiths in the Milpitas area were David Boyce, Edward Topham, Ray Madruga, Frank Terra and Samuel Ayer. Four blacksmith shops were all working at the same time and were all kept busy. (Courtesy of John Winsor)



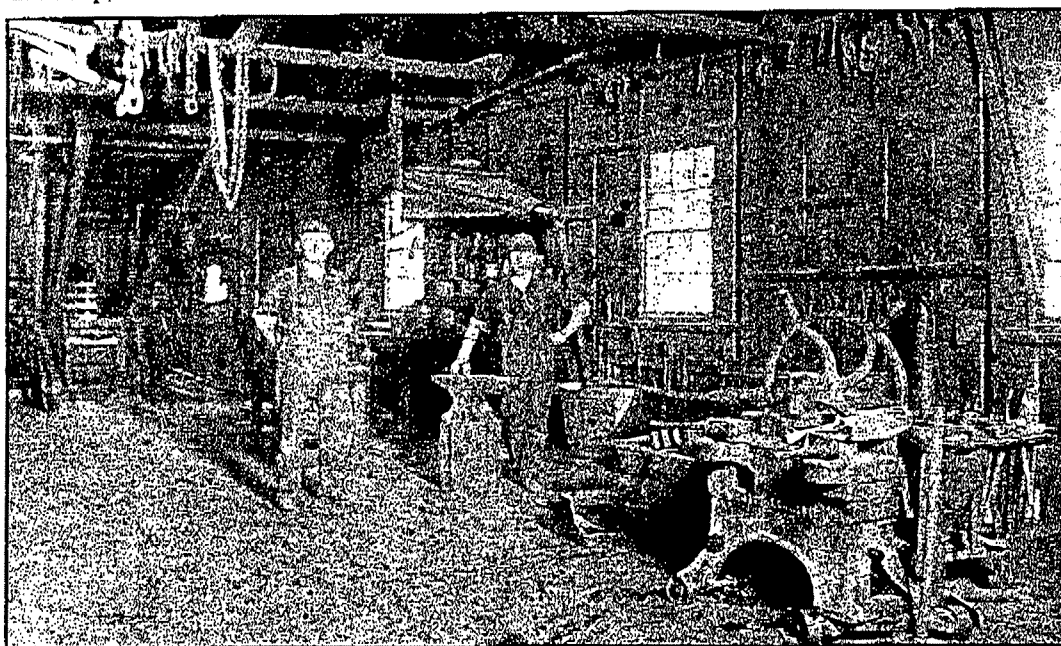
JOHN BAKER WINSOR c.1850



ARTIFACTS OF A BLACKSMITH c.1900's. Anything that had to be fashioned in metal was made in the blacksmith shop and so a variety of tools were obtained or made. Inside the Winsor shop, evidence of their handiwork can still be seen. The Winsor smithy's would test their designs by branding the wall with each iron. One wall of wooden boards has been discovered is completely covered with an inventory of their work. The Historical Society considers these boards to be a valuable record of the past and plans for identification and preservation are in the process. (Courtesy of Bob Winsor.)



THE WINSOR BLACKSMITH SHOP. Tom and George Winsor (seen above) moved from their first blacksmith shop on Carlo Street and built this building in 1922 on North Main Street. Facing the west, this building still remains today, less the upper half of the water tank. Their residence, which was located to the rear of the building, is on a street now named Winsor street. Inside the shop, historical artifacts of interest can be observed. (Courtesy of Bob Winsor.)



INSIDE THE (CARLO STREET)BLACKSMITH SHOP c.1910. Ed Winsor (1863-1941) and Tom Winsor (1895- 1967) stand amongst the tools of their trade. Milpitas smithy's developed a reputation for the quality of their craft and customers came to Milpitas from both sides of the valley. Relative Bob Winsor recalls his family's heritage of building successful branding irons, "A great deal of time was spent upon creating a one-of-kind original design that included concerns for the health of the animals. Corners that were closed in would not let the heat escape and during the branding procedure could produce excessive scarring on the cattle. (Courtesy of Bob Winsor.)

Dennis Carrington

To: hrmca@earthlink.net
Subject: RE: Regarding memorandum just received

FILE

Mr. and Mrs. McGuire:

Thank you for responding to the City's memorandum.
Your comments will be kept in the project file and considered in preparation of staff reports

Dennis Carrington
Senior Planner
(408) 586-3275

-----Original Message-----

From: Harriett McGuire [mailto:hrmca@earthlink.net]
Sent: Saturday, July 10, 2004 10:05 PM
To: Dennis Carrington
Subject: Regarding memorandum just received

Dear Mr. Carrington:

We are sorry we will be out of town and unable to make the meeting scheduled for July 16th, the Scoping Session. Having lived in, and worked for the city and school district for the past 39 years, we have great interest in the North Main Street development projects. However, significant community meetings to make decisions held in mid-July pose problems. July is the biggest vacation month for vacations for Californians.

We appreciate the need for the library location, senior housing element and needed parking. We are however, totally opposed to moving or demolishing the DeVries house. As a founder of the Milpitas Historical Society, our research shows the house to be in the top four historic sites in our community, it has to be saved! This fine old house restored could be a museum for Milpitas to display historic items, something the city does not have now. It could be part of the senior recreation program with areas for offices, classrooms etc. This would be an asset to the new senior housing development next to it as well as a public building perhaps in a small park setting. These are only a few possible ideas.

Sincerely,

Bob and Harriett McGuire

Harriett McGuire
hrmca@earthlink.net



Arnold
Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Jan Boel
Acting Director

Notice of Preparation

August 30, 2004

To: Reviewing Agencies

Re: North Main Street Development Projects
SCH# 2004082131

Attached for your review and comment is the Notice of Preparation (NOP) for the North Main Street Development Projects draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Dennis Carrington
City of Milpitas
455 E. Calaveras Boulevard
Milpitas, CA 95035

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

PUBLIC UTILITIES COMMISSION

VAN NESS AVENUE
FRANCISCO, CA 94102-3298



September 22, 2004

File No.183-43
SCH# 2004082131

Dennis Carrington
City of Milpitas
455 E. Calaveras Boulevard
Milpitas, CA 95035

RE: North Main Street Development Projects

Dear Mr. Carrington:

As the state agency responsible for rail safety within California, we recommend that any development projects planned adjacent to or near the rail corridor in the City be planned with the safety of the rail corridor in mind. New developments may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to the Union Pacific Railroad right-of-way.

Safety factors to consider include, but are not limited to, the planning for improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new development. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

If you have any questions in this matter, please call me at (415) 703-2795.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kevin Boles'.

Kevin Boles
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection and Safety Division

cc: Patrick Kerr, Union Pacific Railroad

